

FROM FIG. 3



FIG. 4

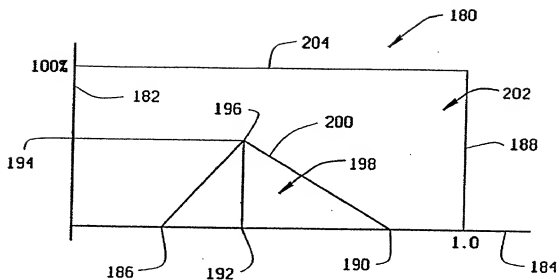


FIG. 5

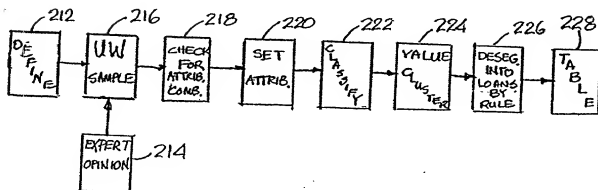


FIG. 6

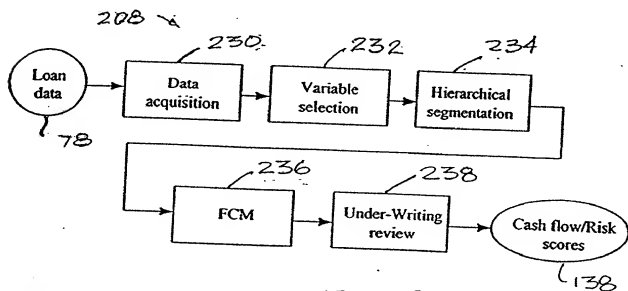


FIG. 7

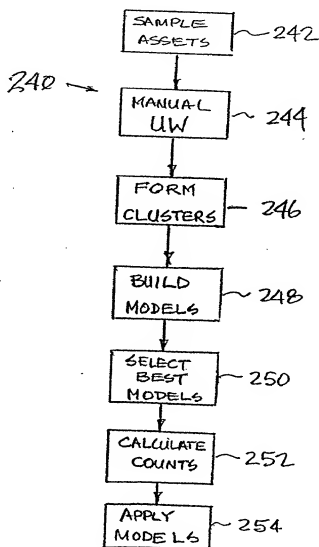


FIG. 8

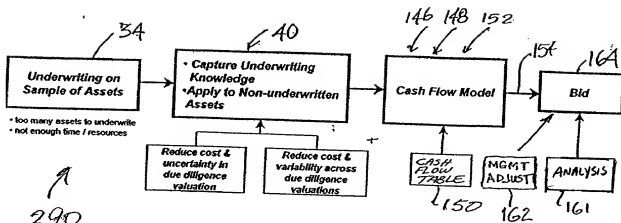


FIG. 9

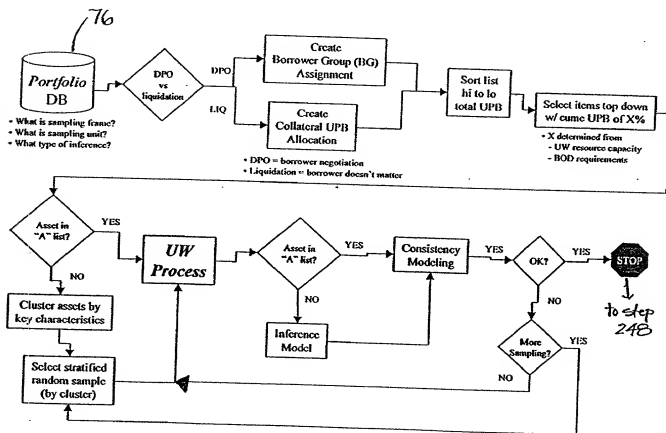


FIG. 10

6 Models Built:

- models differ by which variables used
- UW assets get the minimum error prediction (actual - predicted)

BUILD MODELS - 248**Variables Used**

Land Area
Bldg Area
Old Appraisal
GEN1 Predicted Current Appraisal
GEN1 Predicted Realized Price
Property Type
Location
Com / Res
Group (cluster)

- BY -

Model 1	Model 2	Model 3	Model 4	Model 5	Model 6
X					
X		X	X	X	
X		X	X	X	X
X	X	X	X	X	
X	X	X	X	X	
X	X		X		
X	X				
X	X	X	X	X	X
X	X	X	X	X	X

250

Model "Weights":

- each cell is count of times the model produced best prediction for UW assets
- determines weights for averaging predictions for non-UW assets

Model	Asset Class	Group	Model 1	Model 2	Model 3	Model 4	Model 5	Model 6	Sum
Court Auction	Commercial	1	13	13	13	8	0	32	87
		2	25	25	25	24	22	16	145
		Total	38	38	38	32	22	48	232
Court Auction	Residential	1	5	5	10	15	4	12	51
		2	4	7	9	3	13	23	59
		3	2	15	11	4	12	8	52
Market Value	Commercial	1	16	13	11	10	15	21	86
		2	25	22	25	27	24	19	150
		Total	41	35	36	37	39	40	236
Market Value	Residential	1	5	8	4	9	11	14	51
		2	8	8	10	6	13	18	59
		3	6	16	5	5	20	2	54
Total			79	70	72	74	78	82	368

256

258

252

FIG. 11

Variable	Category/Value Range	Encoding Scheme
Loan secured	{Yes, No}	Yes = 1 else 0
Loan type	{Revolving, Non-revolving}	Revolving = 1 else 0
Last payment	{0, 250 MM}	0 if Last payment = 0 else 1
Notice of default sent		Prior to Jun 97 equals 1 else 0
Original maturity date		Prior to Jun 87 equals 1 else 0
Syndicated Loan	{Yes, No}	Yes = 1 else 0
Loan guaranteed	{Yes, No, NAV}	Yes = 1 else 0
Collection score	{0, 1}	
Lien position	{-1, 0, 1}	1 if Lien position = 1 else 0
Current unpaid balance/Original balance	{0, 2.9}	Normalized to {0, 1}
Last payment to Interest/Last payment	{0, 1}	

80

FIG. 12

138

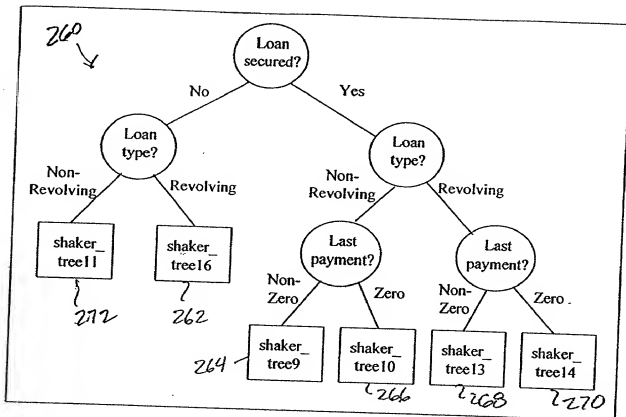


FIG. 13

Figure 14

